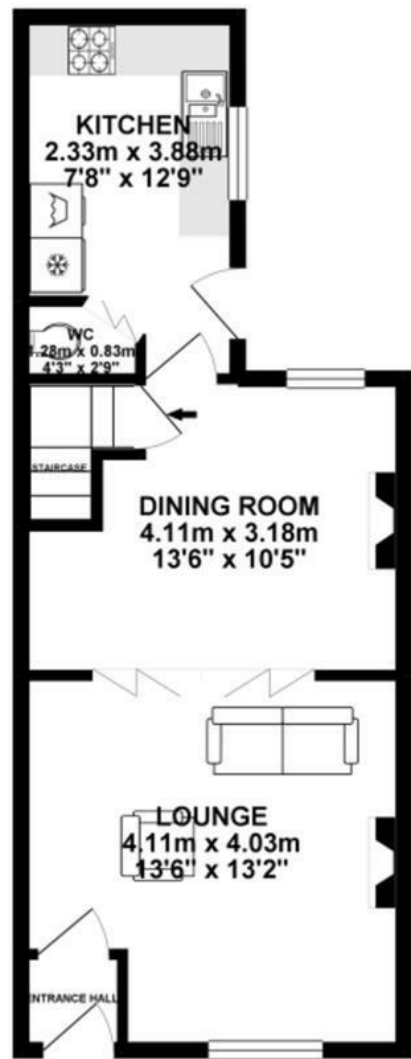
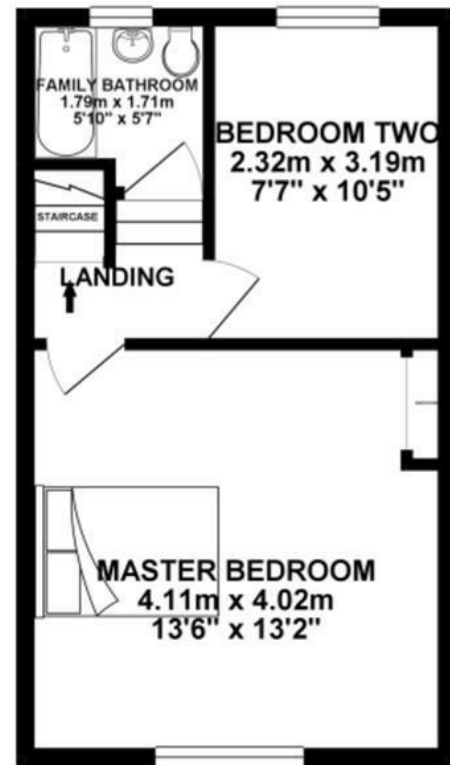


GROUND FLOOR 38.66 sq. m.
(416.18 sq. ft.)



1ST FLOOR 29.63 sq. m.
(318.89 sq. ft.)



TOTAL FLOOR AREA : 68.29 sq. m. (735.07 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan ©2022



We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.

Energy Efficiency Rating	
Current	Potential
	84
68	

Environmental Impact (CO ₂) Rating	
Current	Potential



Northcote Road, Preston **Offers Over £105,000**

Ben Rose Estate Agents are pleased to present to market this two bedroom, mid terrace property in Preston City centre. The property would be an ideal buy-to-let investment or for a first time buyer looking to get onto the property ladder. The property is ideally placed in the city of Preston and is surrounded by superb local schools, supermarkets and parks. There are also fantastic travel links via Preston train station and the M6 and M65 motorways. Viewing at earliest convenience is highly recommended to avoid any potential disappointment.

Internally, the property briefly comprises of a welcoming entrance hall that leads into the main lounge. The spacious front lounge features a fireplace as a centre piece as well as a large front facing window bringing in ample natural light into the space. Moving through the folding doors, you'll find the dining room which has space for a dining table to be placed as well as the staircase also being located here. To the rear of the home you'll find the kitchen that comes fitted with an integrated hob/oven as well as space for other freestanding appliances. You'll also find the downstairs WC located just off here and access to the yard.

Moving upstairs, you'll find two good sized bedrooms with the master spanning the width of the property. You'll also find the three piece family bathroom on this floor with an over the bath shower.

Externally, to the front of the property is space for on-road parking, whilst to the rear is a convenient yard with access to the communal ginnel.

The room dimension of the property can be found on our floorplan.

Property to sell?
If you have a property to sell we can offer a FREE market appraisal and experienced sales advice.

